

February 16, 2023

Planning and Development Committee

RE: HB 5244

My name is Sharon Dunning and I own a townhouse in a Churchill Bridge Condominium in Newington CT. I would like to submit testimony in support of Bill 5244 wherein municipalities would provide a property tax abatement for condominium associations that do not benefit from municipal services. As a townhouse owner, I pay a mill rate set by the town based on square footage for my home similar to single dwelling homeowners in town, however, my condominium community does not receive similar municipal services provided by the town.

In my community, the private roads within the condominium complex are used by both homeowners and the public on a daily basis. The main road is a private access road used by the public. The condominium association does not receive any relief or support for trash and snow removal, catch basins, pothole repair or maintenance and paving of the road. In addition, the condo association is solely responsible for repairs to clean storm drains and related issues, broken pipes, sidewalks and curbing. These expenses are passed on to the condominium association and paid by condominium homeowners.

Although we are homeowners and property taxpayers, the town does not provide municipal services to the condominium community.

There is an inequity when it comes to the municipal services that condominiums receive vs private homes and this needs to be addressed. A reduction in property taxes or relief would be welcome and a step in the right direction towards being more equitable for all homeowners. Thank you.